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# DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE** is made this the      day of January Two Thousand  
Twenty Six (2026) in Christian Era.

## BETWEEN

**[1] SRI KANCHAN ROY, (PAN ATKPR3998P), (AADHAAR NO. 5360 9236 6840), VOTER CARD NO. CDK0678631, [2] SRI PRADIP ROY, (PAN AUDPR4682A), (AADHAAR NO. 7131 5777 3286), VOTER CARD NO. CDK0678615** both are S/o. Late Panchanan Roy, both are by occupation - Business, both are by Faith -Hindu, by Nationality- Indian, both are residing at 120, A.J.C Bose Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, under the State West Bengal within the territory of India, hereinafter referred to as **OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deem to mean and include his/her/their legal heirs, representatives and assigns) of the **FIRST PART**.

Representated by their lawful true & constituted Attorney in favour of **M/S. ARADHYA CONSTRUCTION (PAN ACCFA5866C)**, a Partnership firm represented by its partners namely **[1] SRI TUSHAR KANTI GHOSH, (PAN BDMPG4414J), AADHAAR CARD NO. 9549 9898 4886**, S/o. Late Tarapada Ghosh, by faith- Hindu, by occupation - Business, by Nationality-Indian, residing at 101 Main Road West, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131, **[2] SRI RUDRADEEP SAHA ROY, (PAN AYLPR 4222J), AADHAAR CARD NO. 7505 8337 5011, VOTER CARD NO. CDK2522951**, S/o. Sri Krishna Gopal Saha Roy, by faith- Hindu, by occupation - Business, by Nationality-Indian, residing at 312, Vivekananda Road, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131, by the strength of one registered development power of attorney that was registered in the A.D.S.R.O. Sodepur, recorded in Book No.- 1, Volume No.- 1524/2023, Pages from 246217 to 246240, being No.- 152407477 for the year 2023.

## AND

**M/S. ARADHYA CONSTRUCTION (PAN ACCFA5866C)**, a Partnership firm

represented by its partners namely [1] **SRI TUSHAR KANTI GHOSH, (PAN BDMPG4414J), AADHAAR CARD NO. 9549 9898 4886**, S/o. Late Tarapada Ghosh, by faith- Hindu, by occupation - Business, by Nationality-Indian, residing at 101 Main Road West, P.O. & P.S.- New Barrackpore, District North 24 parganas, Kolkata - 700 131, [2] **SRI RUDRADEEP SAHA ROY, (PAN AYLPR 4222J), AADHAAR CARD NO. 7505 8337 5011, VOTER CARD NO. CDK2522951**, S/o. Sri Krishna Gopal Saha Roy, by faith- Hindu, by occupation - Business, by Nationality-Indian, residing at 312, Vivekananda Road, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131 hereinafter called the **DEVELOPERS/BUILDERS** (Which term or expression shall unless excluded by or repugnant to the context be deem to mean and include his/her/their legal heirs, executors, administrators, successor, legal representatives and/or assigns) of the **SECOND PART**.

**AND**

\_\_\_\_\_, (PAN \_\_\_\_\_), **AADHAAR CARD NO. \_\_\_\_\_, VOTER CARD NO. \_\_\_\_\_**, S/o. \_\_\_\_\_, by occupation- \_\_\_\_\_, by faith-Hindu, by Nationality - Indian, residing at \_\_\_\_\_ Kolkata- 700131, W.B. hereinafter called the **PURCHASER** (Which term or expression shall unless excluded by or repugnant to the context deemed to mean and include her/his/their heirs executors, administrators, legal representatives and/or assigns) of the **THIRD PART**.

**WHEREAS** the Govt. of West Bengal acquired by making one notification U/s. 4 of the West Bengal Land Development and Planning act, 1948 by making a declaration being no. 23878-L-Dev. dated 24<sup>th</sup> November, 1953 U/s. 9 of the aforesaid Act which was published at page 3908-3909 of the Calcutta Gazette, dated 3<sup>rd</sup> December, 1953, C.S. Plot Nos. as set out in schedule "A" hereinafter, in Mouza- Masunda, J.L. No- 34, Touzi No. 194, Re-Su No. 94, Malek Khatian No. 310, Adhin Khatian No. 220, Sabek Dag No. 352/715, land measuring about 05 katha more or less alongwith others land for public purpose viz. for the settlement of immigrants who had migrated into the state of West Bengal on account of circumstances for creation of better living conditions.

**AND WHEREAS** the **NEW BARRACKPORE CO-OPERATIVE COLONY SOCIETY LIMITED**, Aharampur, Masunda, North 24 parganas was conveyed and/or have changed in its name into the New Barrackpore Co-operative Homes Limited.

**AND WHEREAS** piece and parcel of Bastu Land measuring about 8¼ satak

equivalent to 05 kathas more or less in connection of Malek Khatian No. 310, Adhin Khatian No. 220, Sabek Dag No. 352/715, Re-Su No.- 94, Touzi No.- 194, J.L. No.- 34, under Mouza- Masunda, together with all easement rights thereon under police station New Barrackpore, A.D.S.R.O. Sodepur, District North 24 Parganas, Kolkata- 700131, was allotted in favour of **Panchanan Roy** by the **NEW BARRACKPORE CO-OPERATIVE HOMES LIMITED**, by virtue of one registered deed of sale, which was registered in the A.D.S.R. Barrackpore, North 24 Parganas, recorded in Book No.- 1, Volume No.- 43, pages from 189 to 196, being No.- 2394 on 26.04.1990. Which is within jurisdiction of New Barrackpore Municipality under Ward No. 5, Holding No.- 120, A.J.C. Bose Road.

**AND WHEREAS** during the peaceful possession said Panchanan Roy died on 13.04.2006 leaving behind his wife Smt. Renuka Roy, two daughter namely Monika Saha, Mukta Kundu Chowdhury and two son namely Kanchan Roy and Pradip Roy as his legal heirs and successors and accordingly all the legal heirs are became the absolute owners over the aforesaid plot of land as 1/5<sup>th</sup> share equally each by way of inheritance according to Hindu Succession Act.

**AND WHEREAS** thereafter said Smt. Renuka Roy and two daughter namely Monika Saha, Mukta Kundu Chowdhury jointly transferred their undivided 3/5<sup>th</sup> share of the land and property equivalent to 03 katha land more or less alongwith residential construction thereon in favour of Kanchan Roy and Pradip Roy by virtue of one registered deed of gift. which was registered in the D.S.R.-I North 24 Parganas at Barasat, recorded in Book No.- 1, C.D. Volume No.- 1, pages from 1990 to 2004, being No.- 00121 on 06.01.2012. Thereafter by virtue of aforesaid deed of gift as well as by way of inheritance said Kanchan Roy and Pradip Roy became the absolute owners over the aforesaid land measuring about 05 kathas more or less togetherwith all easement rights thereon without any interruption.

**AND WHEREAS** being the owners said Kanchan Roy and Pradip Roy enjoying the aforesaid land by recorded their names in the L.R. & R.O.R. under Khatian No.- 3138, Dag No.- 2129 and 3137, Dag No. 2129 respectively and also mutata their names in the New Barrackpore Municipality, under Ward No. 5, Holding No.- 120 A.J.C. Bose Road, and other competent authority and also paying the relevant taxes to the authority concern. Accordingly the present owners have absolute right title and interest thereon without any interruption.

**AND WHEREAS** the present Land Owner/First part being desirous for commercial exploitation of his plot of land measuring of **05 Kathas** more or less be the same a little

more or less, and due to lack of fund for construction by themselves, and were in need & finding of a Reputed Developer. After scrutinizing and through discussion he have finally chosen & approached to a reputed Developer "**M/S. ARADHYA CONSTRUCTION**" the Party of the second part herein in respect of his plot more fully and particularly described in the First Schedule hereunder written, to which proposal, the Developer "**M/S. ARADHYA CONSTRUCTION**" considered and have hereto entered into a Registered Development Agreement, which was registered in the A.D.S.R.-Sodepur, North 24 Parganas, being No. 152406971, Book No. I, Volume No. 1524-2023, Pages from 231323 to 231364, dated **22.09.2023** with some stipulated terms and conditions stated therein and shall be binding upon them alongwith their respective legal heirs, executors, administrators, legal representatives, and also executed one Registered General Power of Attorney which was registered in the A.D.S.R.-Sodepur, North 24 Parganas, Book No.- 1, Volume No. 1524/2023, Pages from 246217 to 246240, being No.- 152407477 for the year 2023.

**AND WHEREAS** the Vendor/Owner have signed and submitted Plan for constructing a Multistoried (Residential and commercial building), on the aforesaid land and the New Barrackpore Municipal Authority has sanctioned the said building plan no. **17** dated **09.05.2024** for (G+4) multi storied building.

**AND WHEREAS "M/S. ARADHYA CONSTRUCTION"** the Developer, the party of the second part of the instant Development Agreement are having the authority to construct a Multi-storied Building or Buildings consisting of various residential flats, shops and commercial complexes on the said land and to accept money from the intending Purchaser/Purchasers by agreement of sale/sales in favour of intending Purchaser/Purchasers, only out of developer's allocation.

**AND WHEREAS** the aforesaid Developer Firm of the second part, is constructing the said multi-storied building on the aforesaid property having residential flats, car parking spaces upon the same. It has every right, full power, absolute authority, indefeasible title to grant, convey, assign assured and transfer the aforesaid flats, commercial space, shops and car parking spaces in any manner or manners whatsoever, only of Developer's allocation.

**AND WHEREAS** the Owner/Developer herein would complete the said multi storied building (G+4) known as **PANCHANAN APARTMENT** in all respect for onward sale of the

same to the intending purchaser or purchasers by the developer from the developers allocation as per the development agreement.

**AND WHEREAS** the present Vendor/Owner/Developer has got good, clear and marketable title over the land and building and the said land and building is free from all encumbrances, lines charges and attachments whatsoever.

**AND WHEREAS** in course of such construction the present purchaser/purchasers having been interested to purchase a flat being **Flat No.- —, on the — floor, of —** side having a super built up area measuring — Sq.ft. (Covered area — Sq.ft. Carpet area — Sq.ft.) more or less alongwith all easement right and has inspected the site and also gone through all the title documents of the land in question upon which the multi storied building known as **PANCHANAN APARTMENT** is constructed and has drawn his/her/ their satisfaction as to the title of the property as well as the building material, specifications etc. and as such approached the Vendor/Vendors as well as the Owner/ Developer and after long bargain a sale price or consideration of the said Flat has been settled @ Rs. — —/- per Sq.ft. i.e. total **consideration of Rs. —/- (Rupees — )** only out of **developer's allocation** and to that effect one Agreement for Sale has been negotiated between the vendors/owners as well as developers and the purchaser/purchasers herein.

**AND WHEREAS** the purchaser herein paid the full consideration amount to the developer as well as the owner/vendor and for that the developer as well as owner/vendor is now execute a registered a deed of conveyance in respect of the aforesaid **flat** for the total consideration has been fixed for **Rs. —/- (Rupees —)** only. Now the owner as well as developer herein call upon the purchaser for registered a deed of sale in respect of the aforesaid **flat** and the purchaser also paid the balance consideration amount and both the parties are agreed to execute a proper deed of conveyance for the same.

**NOW THIS INDENTURE WITNESSETH as follows:**

- a) That the aforesaid **flat** has hereinafter referred to as the **Said property**.
- b) That the Owners as well as developer shall sell the said property and the purchaser/purchasers shall purchase the same fully described in the **Second schedule** below for the total consideration has been fixed for **Rs. —/- (Rupees — )** only.
- c) That the Purchaser/s of the Second part has/have already paid to the proprietor

of the Developer/Confirming party of the Second Part as well as the Vendor **consideration of Rs. —/- (Rupees — )** only as per memo of consideration in this deed in respect of the said property i.e. **flat** .

- d) That the Vendors as well as developer do hereby admit and acknowledge and on payment of the same and every part thereof forever release and discharge and acquit the purchaser/purchasers the said **flat** and every part thereof the Vendor as well as developer doth hereby sell, transfer, convey, assigns and assure unto the Purchaser/s of the Third Part and subject to the Covenant hereinafter mentioned **ALL THAT** the piece and one self contained **Flat No.- —, on the — floor, of —** side having a super built up area measuring — Sq.ft. (Covered area — Sq.ft. Carpet area — Sq.ft.) more or less morefully described in the second schedule hereunder written together with all doors, windows, fittings, fixture both sanitary and electrical in the said **flat** together with the right of user in common areas and common facilities and with the right of egress and ingress and right of user of common staircase, proportionate share of land underneath the building and all ways and passages, drains, sewers, water sources and common spaces in the said building and also interest, properties of claim, whatsoever morefully described in the Fourth Schedule hereunder written of the other owners of the other flats/floors/car parking spaces/garage in the said building, except the right of demolition and/or committing waste **TO HAVE AND TO HOLD the said flat** and undivided part and share in the common parts and common portion, proportionate undivided part and share in the said land unto the purchaser/purchasers, absolutely free from all encumbrances, subject to make the regular payment of the proportionate share of the municipal taxes, rents and maintainances charges for the common facilities thereof mentioned in the Fifth schedule hereinafter, are enjoyed or not enjoyed, and also the covenant mentioned herein. And the Vendors as well as developer doth hereby covenant with the Purchaser/s as follows:
- i. **The purchaser/purchasers shall use and occupy the said property mentioned in the second schedule herein below for RESIDENTIAL purpose for the flat and not for any other purpose and the purchaser/purchasers shall be at liberty to mutate his/her/their name/names in respect of the said flat being**

the second schedule property with the New Barrackpore Municipality at his/her/their own costs as well as building assessment charges and the purchaser/purchasers shall be at liberty to pay the Municipal taxes and other outgoing payable in respect of the said **flat** and the common area in proportionate in the floor area of the said **flat** as mentioned in the second schedule hereunder written, to the New Barrackpore Municipality or any other competent authority.

- ii. **The purchaser/purchasers shall pay maintainance & usage charges for the common facilities thereof are enjoyed or not enjoyed without any delay/argument. The maintainance & usage charges including all costs of repairs of the building and service charges or maintainance of their cases, lifts and other common areas, electricity of common areas, water supply, sweeping, cleaning, white washing, color washing of staircase, CCTV in common spaces and any other common amenities etc. in connection with the enjoyment of the said flat as morefully described in the second schedule hereto, proportionately with other allotted flats/car parking spaces/garage in the said building at the rates and manner and as to be determined by the said Association already formed.**
- iii. **The purchaser/purchasers shall have full power and absolute proprietary right in respect of the floor areas, in side walls and inside celing, of the said flat but the purchaser/purchasers shall have no right to demolish or cause waste or damage to the walls, ceiling of the property common drains pipe, sewerage pipe, water pipe, common electric lines, in any manner so as to effect other floor/flats/car parking spaces/garage who has/have acquired or may hereinafter acquite in the said building.**
- iv. **The purchaser/purchasers undivided interest in the land as more fully described in the First schedule hereunder written shall remain undivided for all times with the other Owner/s of the Floors/Flats/Car Parking spaces/garage who hereto before acquired and who may hereafter acquire right, title and interest in the said land will remain undivided.**
- v. **The purchaser/purchasers shall not use the flat or any portion of the building staircase, lift, passage, drains, swears, entrances etc. other than residential purpose strictly or in the manner and will not do in any manner detrimental**

to the interest of the other Floors/Flats/Car Parking Spaces/garage and/or the association already formed and/or in such manner but may cause or likely to cause convenience or nuisance or cause damage or breach of peace to the society and/or to any other Floors/Flats/Car parking Spaces/garage in the said building or in the locality and that any breach of these terms and condition will make the purchaser/purchasers liable to pay compensation to the Association apart from liability to any individual concerned.

- vi. **The** purchaser/purchasers shall not use coal, charcoal, firewood or similar inflammable articles in the said **flat** other than gas, electricity or kerosene or similar fuels for cooking and/or for any other essential purposes but in case of non-availability of the same the formal fuels may be used with prior permission of the Association taking care so that it does not cause any problem to any other Floors/Flats/Car parking spaces/garage.
- vii. **The** purchaser/purchasers shall not under any circumstances make any construction, addition or alteration of internal walls or structures and the balcony/Elevation and shall also not be allowed to interfere with and after exterior decoration and external color of the said building.
- viii. **The** total maintainances of the said building shall be made by the Association and all the occupiers/owners, i.e. the members shall have/has to pay the monthly maintenance to the Association without any delay/argument according to the rules & regulations of the Association which are to be laid down.
- ix. **The** purchaser/purchasers shall be the member of the Association and should abide by the rules and regulation of the said Association already formed.
- x. **The** purchaser/purchasers shall arrange separate and/or individual electric meter from **WBSEDCL** in his/her/their own name at his/her/ their own costs as well as shall have to pay the proportionate transformer cost i.e **Rs 50,000/- (Rupees Fifty thousand)** only. Alongwith **1% GST** charges in respect of total value.
- xi. **The** purchaser/purchasers party of the Third part taking after possession certificate of the said flat/car parking space/garage morefully described in the second schedule herein below, from the Vendor as well as developer, shall mutated his/her their names at the New Barrackpore Municipality at

his/her/their own costs and pay the Individual Municipal taxes and also proportionate maintainance cost for common user expenses thereof to be determined by the said Association already formed if the said facilities (i.e. drainage, electrification in common user, water treatment plant, water reservoir, lifts, land taxes etc.) are enjoyed or not enjoyed, to the Association already formed without any delay/argument.

5. **That** the purchaser/purchasers of the said **flat** upon obtaining possession and upon payment of the entire consideration and also upon execution and registration of the Deed of Conveyance shall be entitled to the following rights:
- i. **The** purchaser/purchasers shall be entitled to peacefully, quietly and uninterrupted, enjoy, seize and possess the said property mentioned in the second schedule below facilities and amenities mentioned in the third schedule alongwith undivided proportionate share of land of the first schedule property herein.
  - ii. **The** purchaser/purchasers shall have every right, full power, absolute authority and indefeasible title to grant, convey, assign and assure and transfer the said property mentioned in the second schedule below in any manner or manners.
  - iii. **The** purchaser/purchasers shall be entitled to encumber the said property mentioned in the second schedule below with any nationalized bank or any other Authority/Authorities to obtain any loan and the Owner as well as developer, shall have no objection for the same.
6. **The** purchaser/purchasers shall be entitled to assign or let out the **flat** as he/she/they may decided subject to abide by the Association's Rules & Regulations already formed.

**FIRST SCHEDULE REFERRED TO ABOVE**

(Description of the said landed property where the building is situated)

**ALL THAT** piece and parcel of Bastu Land measuring about  $8 \frac{1}{4}$  satak equivalent to 05 kathas more or less togetherwith multi storied building standing thereon known as **PANCHANAN APARTMENT** in connection of Adhin Khatian No. 220, Malek Khatian No. 310 L.R. Khatian No. 3138 ( in the name of Kanchan Roy) and L.R. Khatian No. 3137 ( in the

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name of Pradip Roy), Sebak Dag No.- 352/2129, L.R. Dag No.- 2129, Re-Su no.- 94, Touzi No.- 194, J.L. No.- 34, under Mouza-Masunda, together with all easement rights thereon under police station New Barrackpore, A.D.S.R.O. Sodepur, District North 24 Parganas, Kolkata- 700131, within the local limits New Barrackpore Municipality, under Ward No.- 5, Holding No.- 120 A.J.C.Bose Road, which is butted and bounded by :-

On the North : Land and house of Reba Biswas  
On the South : 18 feet wide A.J.C.Bose Road  
On the East : Land and house of Kakali Sarkar, Kingshuk Sarkar and  
Ajit Sarkar  
On the West : Land and house of Radhakanta Roy and Radha Binod Roy

**THE SECOND SCHEDULE ABOVE REFERRED TO**

(Description of the Flat here by sold)

**ALL THAT** piece and parcel of the tiles flooring **Flat No.-** —, **on the** — **floor,** **of** — side having a super built up area measuring — Sq.ft. (— Sq.ft covered area carpet area — Sq.ft.) more or less ,which is shown in the attached map marked with red border alongwith undivided proportionate share of the said land and right to use all common facilities, amenities and service area of the said building known as **PANCHANAN APARTMENT** upon the land mentioned in First Schedule hereinabove being Municipal Holding No.- 120, A.J.C. Bose Road, Ward No. 5, P.O. & P.S.- New Barrackpore, Kolkata- 700 131, District- North 24 parganas, together with undivided share of the land underneath mentioned in the Fistr Schedule herein alongwith all easements, rights, title interests, possession, profits, whatsoever therein. Annexed map, photographs and finger prints of the parties are part of this deed which is Butted and Bounded:

**BUTTED AND BOUNDED OF THE FLAT**

On the North : —  
On the South : —  
On the East : —  
On the West : —

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(Specification of construction provided in the building)**

The construction to be made and equipments, fittings and fixtures to be installed provided in the building shall be new and of an average good quality and workmanship and according to the plan and advice of the Architect and specifications are as follows:

- 1) **FOUNDATION** : Individual or strip footing.
- 2) **STRUCTURE** : R.C.C. framed structure.
- 3) **FLOOR** : Entirely finished with ceramic floor tiles of the flat and cemented floor of the garage.
- 4) **BRICK WORK** : 200 mm wall 1:6 cement mixtures (outside) 100 mm wall- 1:4 cement mixtures (inside).
- 5) **KITCHEN** : One steel sink and tap water point and granite as kitchen platform and wall times 2'-6" height over kitchen platform.
- 6) **TOILETS** : One AWC with cistern, one shower, two bibcock, basin with pillarcock, Geyser point, wall tiles upto door height.
- 7) **W.C** : Two European commode with cistern, two bibcock, wall tiles upto door height.
- 8) **DOORS** : The door in toilets will be of PVC and the other doors will be water proof flush doors with wooden frame.
- 9) **WINDOWS** : Aluminium window (shutter) with pin head glass with iron grill.
- 10) **ELECTRIC** : Wiring will be concealed with requisite points with standard wire and switch set and the developer will arrange the source of electric connection for the flat/shop/car parking space/garage owners by installing transformer (if required) at the cost of the intending purchasers of the property more fully described in second schedule.
- 11) **WATER** : Water will supplied through municipal water supply as usual norms by the Municipal Act.
- 12) **STAIR** : Stair facilities with marble finish.

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- 13) **WALL COATS** : All the interior walls will be finished with a wall putty.
- 14) **LIFT** : (4 PAX)

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**(Common space & area)**

The entirety of the described in First Schedule hereinabove written, common paths and areas all other common spaces and areas of the land and building which are necessary for common area of flat owners staircase and landing in each floor.

**(Common facilities & amenities)**

Electrical installation, Electric meter space and all any other Electrical facilities in common places (excluding only those are installed within the exclusive, area on any flat), underground water reservoir (if required) & overhead water reservoir, water supply pipeline (in outer side) other common plumbing installations (excluding only those are installed within the exclusive area in any flat), septic tank, drainage & sewerage, boundary wall and main gate.

**(Other facilities)**

- (a) Provision for cable TV line.
- (b) Round the clock security. (Extra cost borne by the committee)
- (c) CCTV surveillance in the common passages.
- (d) Lift.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**

**(Common & indispensable maintenance cost)**

[Cost to be paid advance to be enjoyed or not]

1. proportionate expenses maintenancem repairing, re-decorating etc. of the said building and lighting of common areas, main entrance, passage, stair case, lift and water pump of the building, by all the parties or to be used by part in common as aforesaid.
2. Proportionate cost of the subsequent decorating of the exterior side of the building.
3. Proportionate cost of the salaries of caretakers, securities, sweepers, operator for pump and lift etc.
4. Proportionate cost of working and maintenance of CCTV, surveillance system,

and/or any other service charges for the appurtenant part as aforesaid.

5. Proportionate Municipal tax, Govt. tax and any other expenses.
6. Proportionate amount of Insurance of the building against risk of fire etc.
7. Proportionate other expenses those are necessary of incidental of the maintenance and upkeep the said building on first schedule property.

**IN WITNESS WHEREOF** the parties hereto have gone through the subject matter of this Agreement for Sale and after having clearly understood all the terms and conditions contained herein and put his respective hand and seal on the day month and year first above written.

**SIGNED, SEALED & DELIVERED**

in the presence of **WITNESS:**

1.

2.

Drafted by :

**Chiradip Dhar**

Advocate

Barasat Judge's Court

Printed by me :

**ACKNOWLEDGEMENT OF RECEIPT FOR CONSIDERATION MONEY**

**RECEIVED** from the within mentioned Purchaser/s the within mentioned sum of **Rs. —/- (Rupees —)** only as total consideration money in respect of the **flat** mentioned of the second schedule as per memo below:-

**MEMO OF CONSIDERATION**

a) By way of — dt. —	Rs.	—
b) By way of — dt. —	Rs.	—
c) By way of — dt. —	Rs.	—
<b>Total</b>	<b>Rs.</b>	<b>—</b>

**(Rupees — only)**

**WITNESSES:-**

1.

\_\_\_\_\_  
\_\_\_\_\_

2.

2.

\_\_\_\_\_  
**SIGNATURE OF THE  
DEVELOPER/SECOND PART**